



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING**

#13-0309

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: February 19, 2013

TITLE: South Side School update

The purpose of this memorandum is to provide a status update on the South Side School project and action items moving forward. While the project has been and continues to be a single holistic project with unified funding, the project is discussed below as three separate areas which are part of the same overall project:

1. Northeast Area - South Side School interior modifications and nearby site improvements
2. Southeast Area - playground and surrounding site improvements
3. West Area - sports fields and recreational space

Northeast Area:

Public Works and Parks & Recreation staff are discussing the needs of the Parks & Recreation Department in order to develop the schematic drawings with a planned end use of the space, including the Parks & Recreation Administration office building together with flexible spaces to accommodate a variety of future programming options. A proposal is being negotiated with C.M.S.-Construction Management Services, Inc., estimating consultant, to complete cost estimates for this portion of the project once the schematic plans are approved.

Following are the planned milestones:

- Complete needs assessment with Parks & Recreation Department - February 2013
- Complete schematic drawings - February 2013
- Receive detailed cost estimates - March 2013
- Complete 100% bid documents - June 2013
- Bid opening - July 2013
- Commission award - September 2013
- Estimated Commencement of Construction - November 2013

Southeast Area:

The Southeast area comprises of the following improvements:

- Construction of a picnic pavilion
- Construction of restroom building
- Installation of playground shade structures
- Construction of pedestrian walkways
- Installation of new landscaping and irrigation
- Installation of exterior site lighting
- Sidewalk replacement along Andrews Avenue from SW 7th Street to SW 9th Street. This is a 10' wide sidewalk with planting buffer utilizing guidelines established in the Downtown and South Andrews Master Plans. The sidewalk work is a recent addition to the overall scope of work which was requested by the community. This scope of work is included as a bid alternate and sources of funding need to be identified.

The Auditor's report dated July 2012 indicates budgets separated into the three areas identified above, although project funding was never segregated. For the Southeast area the total encumbered funding of \$351,871 for the first three items in the list of improvements was based on items identified in the West Construction, Inc. bid and schedule of values. This was the basis of the previous erroneous \$380,000 pre-bid estimate when this portion of the work was advertised. The Commission rejected all bids for this work on January 8, 2013.

The bid documents have been revised and were advertised for rebid on January 29, 2013 with a new pre-bid estimate of \$865,000 for all work. This estimate was established using an independent cost estimating consultant. The sidewalk work is a bid alternate as the funding for this portion of the work has yet to be determined. The estimate for this portion of the work is \$115,000.

Following are the planned milestones:

- Bid opening date - February 2013
- Commission Award - April 2013
- Estimated Commencement of Construction - May 2013

West Area:

According to the City Auditor's report the budget allocated in 2004 for parks improvements – West Side of the property was \$2,383,884 which was based on a conceptual master plan. Due to changing needs many of the master plan items have changed and the Parks Department over the years has made several improvements in this area which include new soccer fields, improved lighting, jogging trails, landscaping, and exercise stations. Current plans do not utilize the existing South Side School project funding for the area. Needs are to be further assessed through neighborhood and public interaction and shall be funded separately.

Universal Project issues:

The building permits must be renewed and staff is proceeding with the formalities of renewing the permit under the latest building code. This action will simplify tracking improvements under anticipated separate construction contracts and permit completion and occupancy as individual permits are closed out. There will be some additional permitting costs as well as design costs for structural engineering to comply with updated building code requirements. These costs should be less than \$35,000.

Litigation with West Construction, Inc. is ongoing and depositions of City staff were conducted on January 16th and 17th. Additional depositions are to be conducted in February. The trial date has been continued and reset for the docket commencing April 1st.

Utility Work Completed by Man-Con Incorporated:

The City Commission and City Auditor asked the City Manager to review the utility work completed for the South Side School project to see if any of the work should have been charged to the Water and Sewer Enterprise Fund.

The work in question was completed in 2009 by Man-Con Incorporated. The work included water, sewer, stormwater and miscellaneous sidewalk, concrete, and site work.

The plans show some work being completed within the public right-of-way (RoW) to bring water and sewer connections onto the South Side School site. This type of utility RoW work was only necessary to provide new service connections to the South Side site and was not an improvement to the overall water and sewer system. This can be compared to a private improvement project that needs new and/or additional utility services. The private development would be required to pay for these connections to be made by the City or pay their contractor to perform the work.

After the review of the Man-Con Incorporated utility work, the work performed is not a cost that can be charged to the Water and Sewer Enterprise Fund.

Lastly, Florence C. Hardy Park site improvements included construction of site utilities such as site drainage, fire protection, water and sewer site upgrades. These improvements were performed under the Man-Con Incorporated contract as well.

The following is current funding information

Estimated Costs and Funding Availability:

Areas	Cost Estimate	Available Funding
Northeast Area	\$1.8 – 2.4 million ⁽¹⁾	\$3,169,210 - unencumbered \$75,000 - shade structure grant \$110,000 - anticipated release of encumbered funds
Southeast Area	\$750,000 ⁽²⁾	
Andrews Avenue Sidewalk	\$115,000 ⁽³⁾	
Mold Remediation	\$100,000- \$150,000	
West Side – Park	\$0 ⁽⁴⁾	
	<hr/> \$2,765,000 - \$3,415,000 Estimated Range of Cost	<hr/> \$3,354,210 - Total

1. The Northeast Area cost estimate excludes mold remediation and will be further verified with an independent cost estimate.
 2. The Southeast Area cost is based on independent cost estimate
 3. The Andrews Avenue sidewalk cost is based on an independent cost estimate and it's not included in the project budget.
 4. No current plans for additional improvements
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